

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Final Plat Approval for Rockefeller Group Corporate Center

DEPARTMENT: Planning and Development **DIVISION:** Development Review

AUTHORIZED BY: Dori DeBord

CONTACT: Cynthia Sweet

EXT: 7443

MOTION/RECOMMENDATION:

Approve and authorize the Chairman to execute the final plat for Rockefeller Group Corporate Center, containing 20 commercial lots on a 28.3 acre parcel zoned PUD (Planned Unit Development), located on the northeast corner of International Parkway and Wilson Road, in Section 29, Township 19 S, and Range 30 E (RG Lake Mary LLC., applicant).

District 5 Brenda Carey

Cynthia Sweet

BACKGROUND:

The applicant, RG Lake Mary LLC., is requesting approval of the final plat for Rockefeller Group Corporate Center. The plat consists of 20 commercial lots on a 28.3 acre parcel zoned PUD (Planned Unit Development). The site is located on the northeast corner of International Parkway and Wilson Road, in Section 29, Township 19 S, and Range 30 E.

The plat meets all applicable requirements of the approved Final Master Plan and Developer's Commitment Agreement for Rockefeller Group PUD, Chapter 35, Section 35.44, Seminole County Land Development Code, and Chapter 177, Florida Statutes. The applicant has provided a Performance Bond to ensure the completion of the subdivision improvements.

STAFF RECOMMENDATION:

Staff recommends that the Board approve the final plat for Rockefeller Group Corporate Center, containing 20 commercial lots on a 28.3 acre parcel zoned PUD (Planned Unit Development), located on the northeast corner of International Parkway and Wilson Road, in Section 29, Township 19 S, and Range 30 E (RG Lake Mary LLC., applicant).

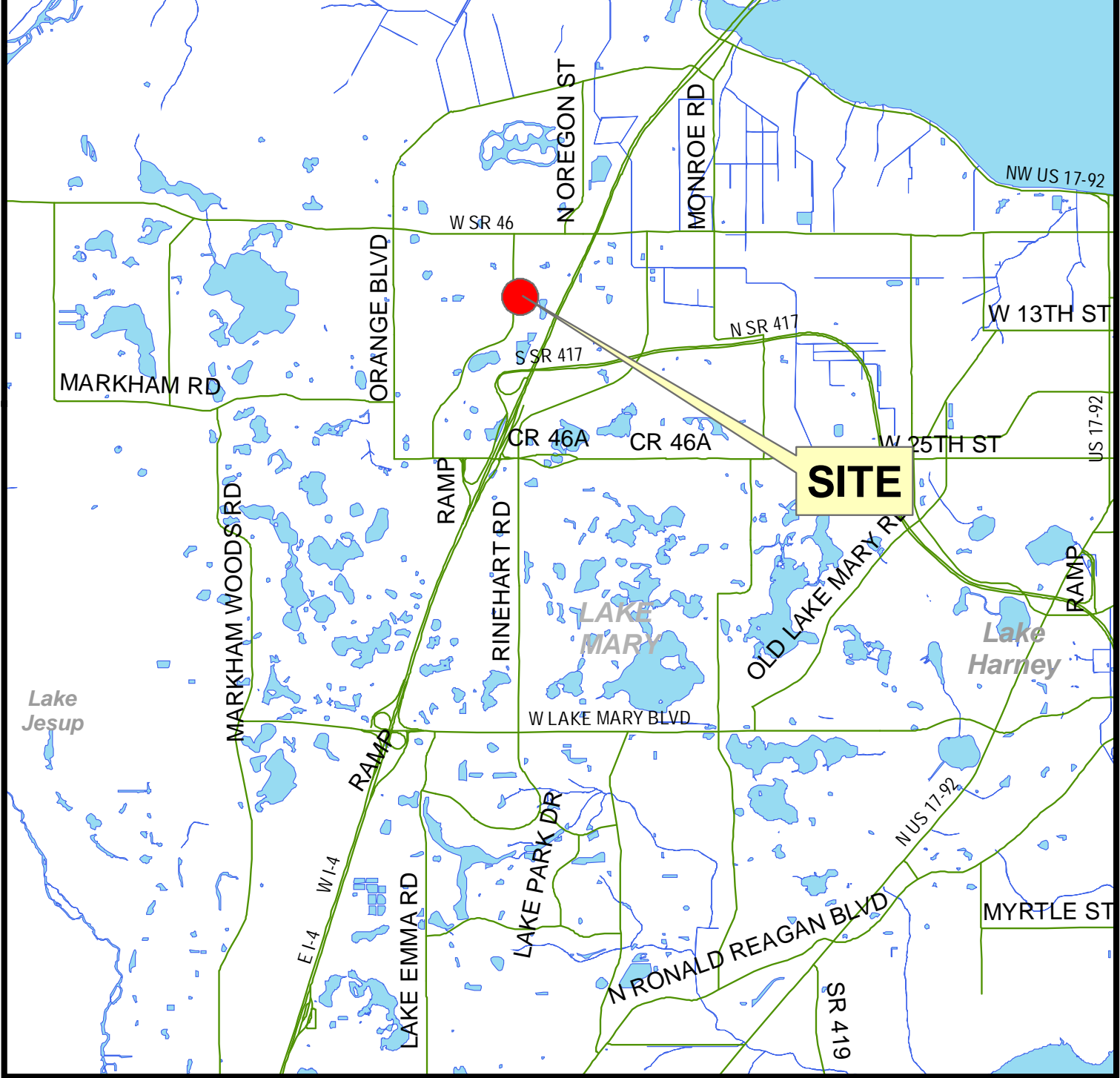
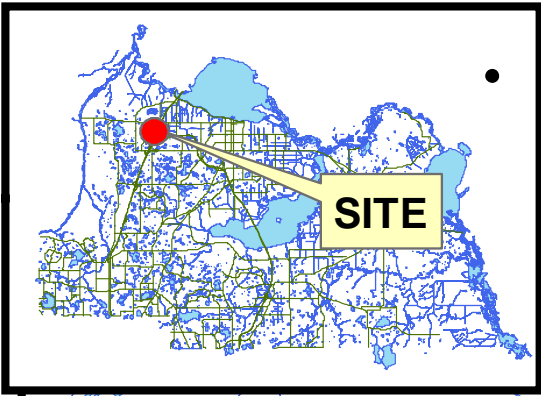
ATTACHMENTS:

1. Location Map
2. Maps and Aerials
3. Maps and Aerials
4. Reduced Copy of Plat

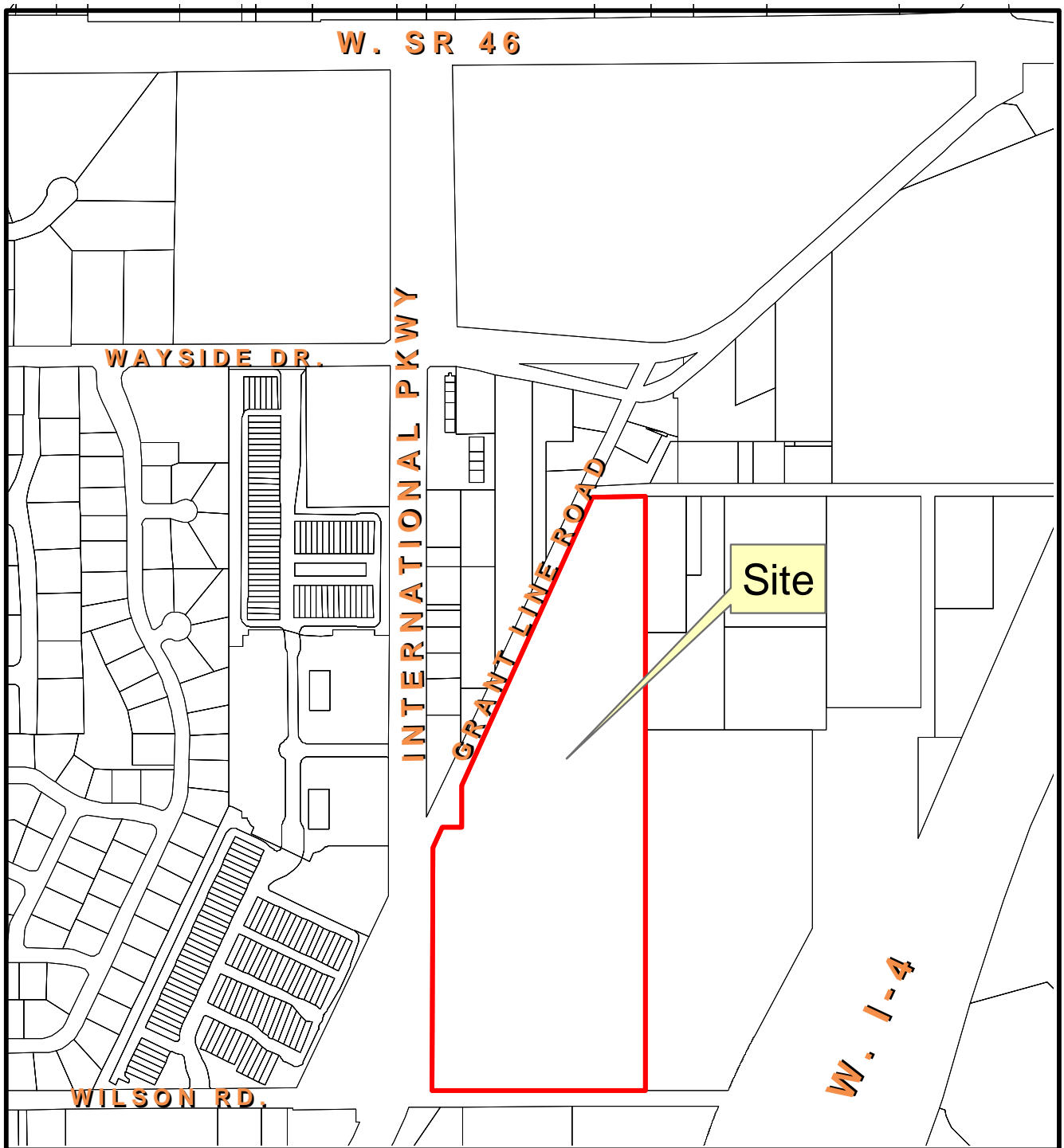
Additionally Reviewed By:



County Attorney Review (Kathleen Furey-Tran)



Rockefeller Group Corporate Center
Final Plat





Rockefeller Group Corporate Center Final Plat





Rockefeller Group
Corporate Center PSP

 Parcel
 Subject Property



January 2008 Color Aerials

EXHIBIT C

EXHIBIT D

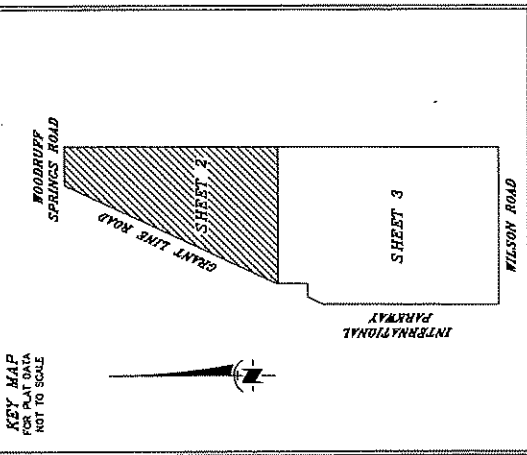
ROCKEFELLER GROUP CORPORATE CENTER

A parcel of land lying in Section 29, Township 19 South, Range 30 East and Section 30, Township 19 South, Range 30 East Seminole County, Florida.

SHEET 2 OF 7

PLAT BOOK

PAGE



ABBREVIATIONS LEGEND

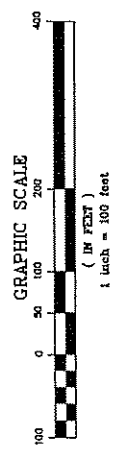
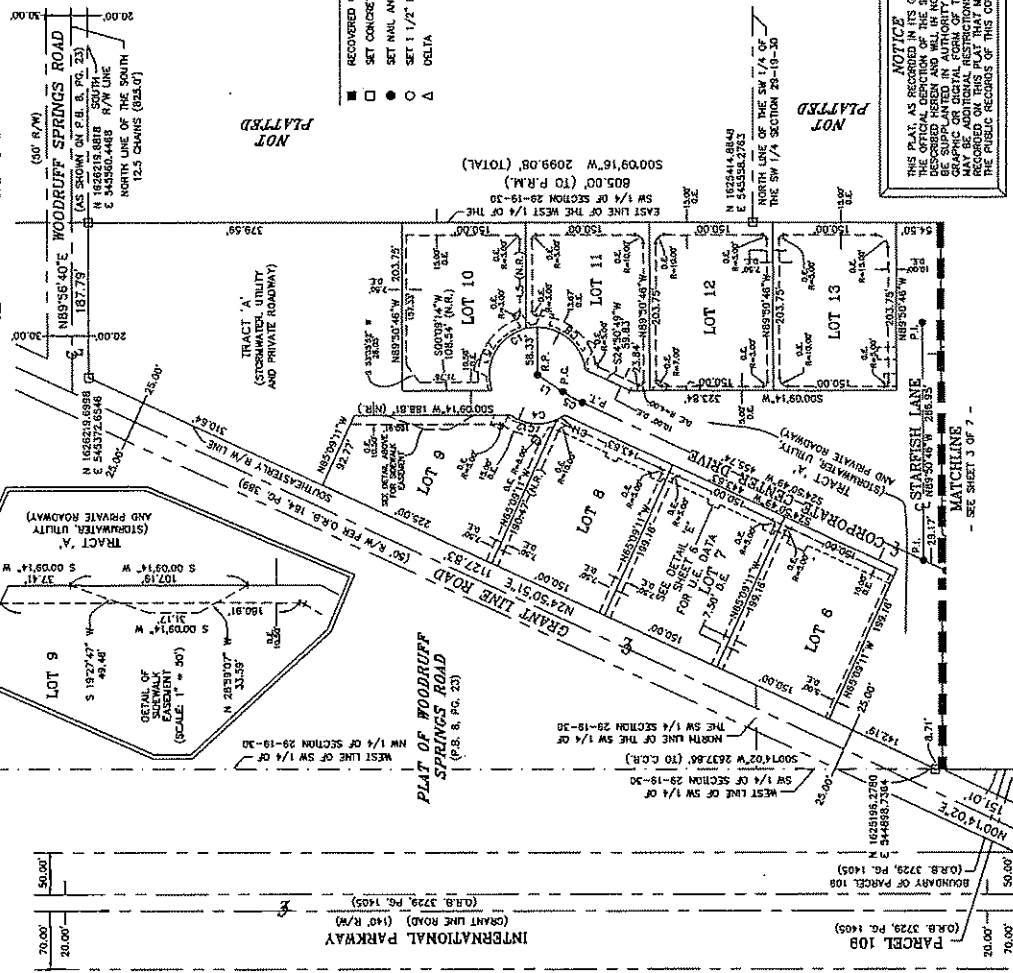
C.B.	CORNER BEARING
C.C.R.	CERTIFIED CORNER RECORD
C.D.	CHORD
C.E.	CURVE EASEMENT
C.F.S.	CURVE POSITIONING SYSTEM
C.L.B.	CURVE LENGTH BEARING
L.S.B.	ARC LENGTH BEARING
L.S.	LAND SURVEY
O.R.B.	OFFICIAL RECORDS BOOK
P.L.	PLAT
P.C.	POINT OF CURVATURE
P.E.	PERMANENT EASEMENT
P.F.	POINT OF INTERSECTION
P.R.	POINT OF REVERSE CURVATURE
P.R.M.	PERMANENT REFERENCE MONUMENT
P.T.	POINT OF TANGENCY
R.	RADIUS
R.C.	RIGHT-OF-WAY
R/W	RIGHT-OF-WAY
S.E.	SECTION EASEMENT
S.W.E.	SECTION EASEMENT
U.E.	UTILITY EASEMENT

LINE	BEARING	LENGTH
L1	S 15° 27' 47" W	36.42'
L2	S 72° 50' 49" W	54.82'
L3	S 27° 39' 30" W	53.01'
L4	S 00° 01' 14" W	71.23'
L5	N 89° 50' 48" W	128.44'
L6	S 89° 57' 25" W	11.39'
L9	S 00° 01' 14" W	82.01'

C.C.R. NO. 003300
FOUND NAIL AND DISK
SECTION 29-19-30
WEST 1/4 CORNER
(L.S. 4245)



SEMINOLE COUNTY CORNER DATA
0038 / MAY 2010
N 1036861.8810
E 539931.8420



SYMBOLS LEGEND

- RECORDED CONCRETE MONUMENT (P.R.M./P.C.P. #3778)
- SET CONCRETE MONUMENT (P.R.M./P.C.P. #3778)
- SET NAIL AND CAP (P.R.M./P.C.P. #3778)
- SET 1/2" IRON PIPE AND CAP (L.B. 3778)
- DELTA

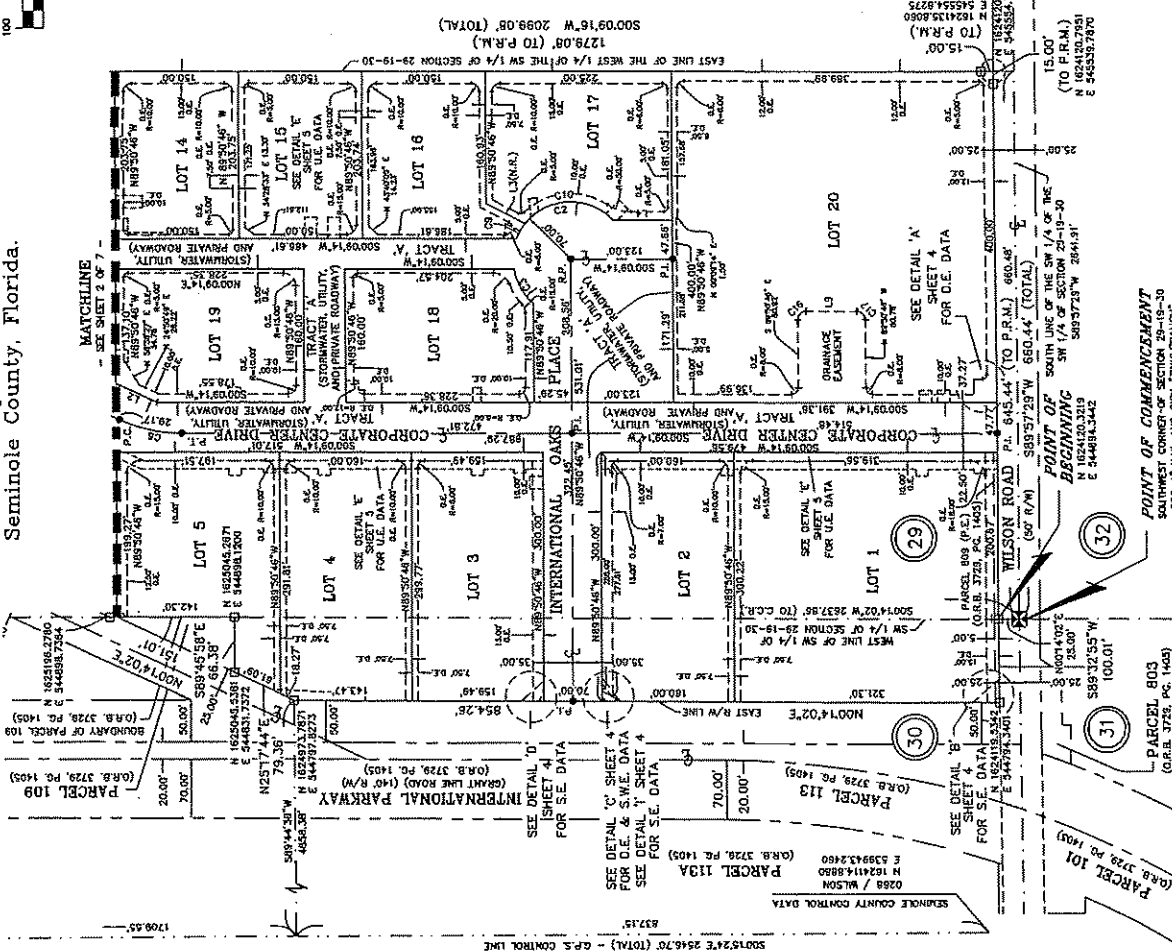
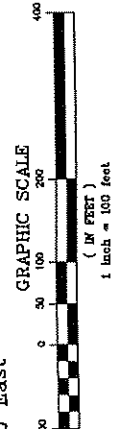
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	58.33	192° 27' 38"	183.85	N 77° 23' W	118.87
C2	58.33	192° 27' 38"	183.85	N 77° 23' W	118.87
C3	70.00	40° 24' 16"	49.38	S 69° 40' 24" W	48.95
C4	58.33	88° 48' 32"	97.07	S 29° 09' 37" W	65.84
C5	180.00	24° 41' 35"	77.88	S 12° 30' 01" W	76.98
C6	58.33	88° 48' 32"	97.07	S 29° 09' 37" W	65.84
C7	58.33	88° 48' 32"	97.07	S 29° 09' 37" W	65.84
C8	70.00	17° 19' 19"	31.16	N 80° 16' 55" W	21.08
C9	70.00	38° 51' 24"	120.78	N 82° 11' 31" W	108.34
C10	58.33	10° 35' 32"	10.78	S 89° 54' 27" E	10.77
C11	58.33	58° 07' 21"	59.18	S 89° 54' 27" E	58.67
C12	58.33	58° 07' 21"	59.18	S 89° 54' 27" E	58.67
C13	10.00	90° 00' 00"	13.71	N 44° 50' 45" W	14.14
C14	10.00	90° 00' 00"	13.71	N 44° 50' 45" W	14.14
C15	5.00	90° 00' 00"	2.85	S 45° 00' 00" E	2.97
C16	33.00	11° 14' 24"	6.32	S 89° 54' 27" E	6.72

NOTICE
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS PLAT. THESE RESTRICTIONS WILL BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

Tinklepaugh
SURVEYING SERVICES, INC.
375 W. Michigan Street, Suite 208 Orlando, Florida 32806
Tele. No. (407) 422-0857 Fax No. (407) 422-6815
LICENSED BUSINESS No. 3776

NOTICE
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS. THE GRAPHIC FORM OF THIS PLAT, WHETHER IN GRAPHIC OR DIGITAL FORM OF THE PLAT, THERE BEING NO DISCREPANCY BETWEEN THE TWO, IS TO BE RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

A parcel of land lying in Section 29, Township 19 South, Range 30 East and Section 30, Township 19 South, Range 30 East
Seminole County, Florida.



SYMBOLS USED		CHANGE IN DIRECTION (NO MONUMENT SET)
■	RECOVERED CONCRETE MONUMENT (P.R.M./P.C.P. #317)	+
□	SET CONCRETE MONUMENT (P.R.M./P.C.P. #3778)	3
●	SET NAIL AND CAP (P.R.M./P.C.P. #3778)	✕
○	SET 1 1/2" ROK PIPE AND CAP (L.B.3778)	
△	DELTA	

CURVE	CURVE TABLE				CHORD
	RADIUS	DELTA	LENGTH	BEARING	
C1	58.13	18222.78	184.08	N121.735 W	115.97
C2	70.00	11610.41	141.94	N103.71 S	118.84
C3	70.00	4024.31	49.36	S50.672 W	48.35
C4	58.13	6842.25	69.96	N00.6913 W	65.54
C5	168.00	2837.38	27.96	S12.200 W	24.96
C6	58.13	4153.40	66.65	S12.200 W	74.96
C7	58.13	9728.49	99.31	N81.50125 E	85.97
C8	70.00	1719.19	21.16	N45.6185 S	21.08
C9	70.00	9851.24	190.76	N02.1133 W	106.24
C10	58.13	1035.52	10.78	S43.5437 E	10.67
C11	58.13	3507.21	59.16	S02.337 E	56.67
C12					
C13					
C14					
C15					
C16					
C17					
C18	10.00	9000.00	15.71	N44.832 E	14.12
C19	10.00	9000.00	15.71	N45.091 E	14.12
C20					
C21					
C22					
C23	1.00	9000.00	7.95	S44.021 N E	2.07
C24	1.00	9000.00	7.95	S48.721 N E	6.72
C25					
C26					
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C.B.	CHORD BEARING
C.C.	CHORD CARRIER RECORD
C.H.	CHORD
C.K.	CHORDING ELEMENT SYSTEM
C.P.	CHORDING BUSINESS
C.R.	ARC LENGTH
L.S.R.	LANDSCAPE BUFFER
L.S.	LAND SURVEY
L.A.	LAND RECORDS BOOK
P.C.	PLAT BOOK
P.C.	POINT OF CURVATURE
P.C.	POINT OF INTERSECTION
P.C.	POINT OF TANGENCY
P.T.	POINT OF TANGENCY
N.R.	NOT RADIAL
R.C.	RECOVERED
R.P.	RADIUS POINT
R.P.	RADIUS POINT
S.E.	SOUTH EAST
S.W.	SOUTHWEST
S.W.	SOUTH WEST
S.W.	SOUTH WEST

LINE TABLE		
LINE	BEARING	LENGTH
L1	S33°28'25"W	36.42'
L2	S24°50'48"W	34.82'
L3	S27°39'30"W	53.01'
L4	S00°09'14"W	71.73'
L5	N69°20'46"W	126.43'
L6	S89°37'29"W	11.99'
L9	S00°09'14"W	62.01'

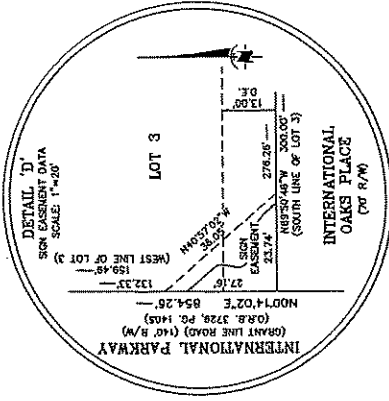
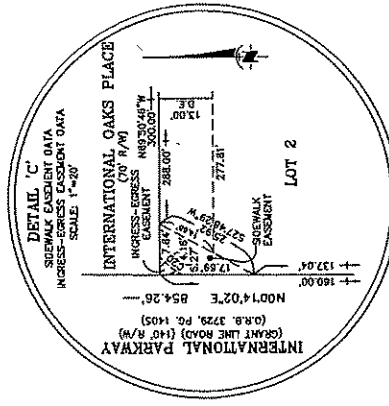
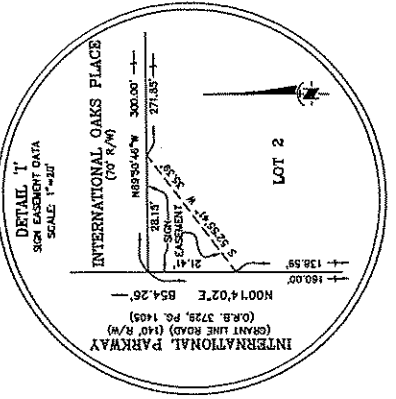
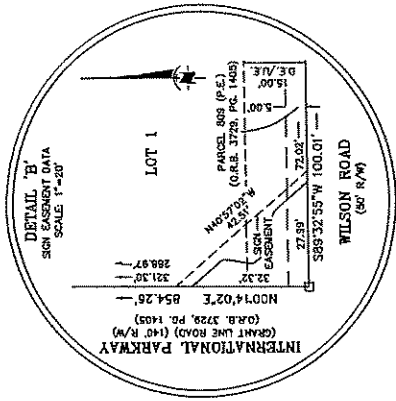
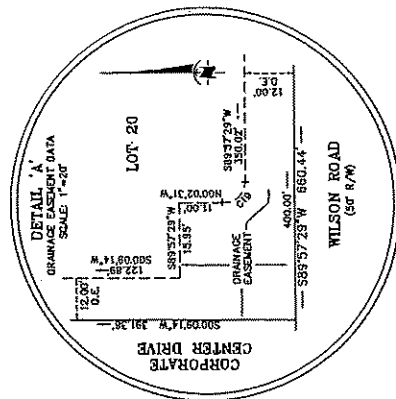
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Tinklepaugh
SURVEYING SERVICES, INC.
379 W. Michigan Street, Suite 208 • Orlando, Florida 32801
Tel. No. (407) 422-0857 Fax No. (407) 422-0858
LICENSED BUSINESS No. 37718

ROCKEFELLER GROUP CORPORATE CENTER

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and Section 30, Township 19 South, Range 30 East
Seminole County, Florida.

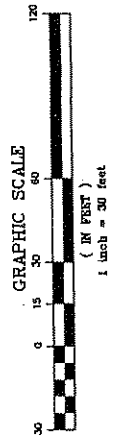


ABBREVIATIONS LEGEND

C.B.	CHORD BEARING
C.C.R.	CERTIFIED CORNER RECORD
O.R.	ORIGINAL RECORD
G.P.S.	GLOBAL POSITIONING SYSTEM
L.B.	LICENSED BUSINESS
A.L.B.	ADJUTANT LAND SURVEYOR
L.S.	LAND SURVEYOR
G.R.B.	OFFICIAL RECORDS BOOK
P.C.	POINT OF CURVATURE
P.E.	PERMANENT EASEMENT
P.R.	POINT OF REVERSE CURVATURE
P.R.M.	PERMANENT REFERENCE MONUMENT
N.R.	NOT RADIAL
R.C.	RADIUS CURVATURE
R.P.	RADIUS POINT
R/W	RIGHT-OF-WAY
S.E.	SOUTHEAST
S.W.E.	SIDEWALK EASEMENT
U.E.	UTILITY EASEMENT

SYMBOLS LEGEND

■	RECORDED CONCRETE MONUMENT (P.R.M./P.C.P., §317)	—	CHANGE IN DIRECTION (NO MONUMENT SET)
□	SET CONCRETE MONUMENT (P.R.M./P.C.P., §317)	—	CENTERLINE
●	SET NAIL AND CAP (P.R.M./P.C.P., §317)	—	SECTION CORNER
○	SET 1 1/2" IRON PIPE AND CAP (L.B. §318)	—	
Δ	DELTA		

**Tinklepaugh**

SURVEYING SERVICES, INC.

379 W. Michigan Street, Suite 208 • Orlando, Florida 32806

Toll. No. (407) 422-0817 Fax No. (407) 422-0815

LICENSED BUSINESS No. 3778

NOTICE
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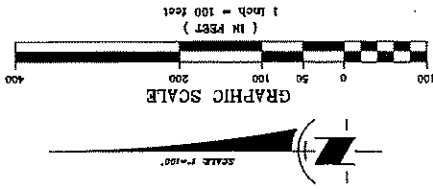
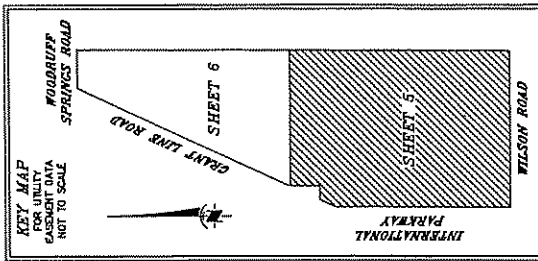
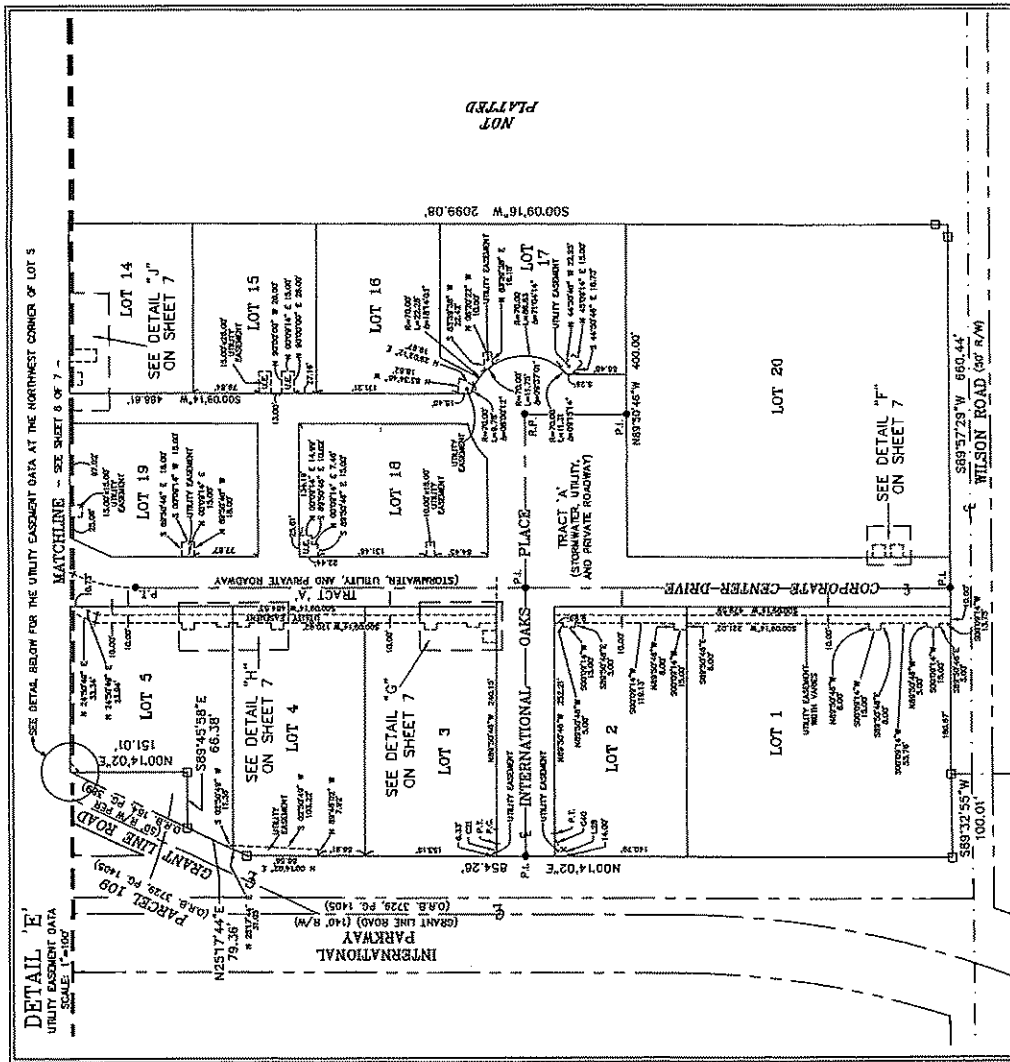
ROCKEFELLER GROUP CORPORATE CENTER

A parcel of land lying in Section 29, Township 19 South, Range 30 East and Section 30, Township 19 South, Range 30 East Seminole County, Florida.

SHEET 5 OF 7

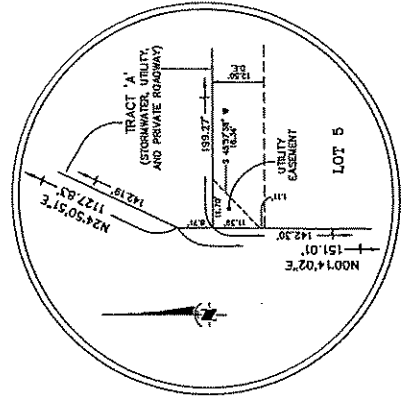
PLAT BOOK

PAGE



ABBREVIATIONS LEGEND

C.B.	CHORD BEARING
C.C.R.	CERTIFIED CENTER RECORD
C.D.	CURB DRAINAGE
D.E.	DRAINAGE EASEMENT
G.P.S.	GLOBAL POSITIONING SYSTEM
L.B.	LOCAL BUSINESS
L.C.	LANDSCAPE
L.D.	LANDSCAPE BUFFER
L.S.B.	LAND SURVEYOR
L.S.	LAND SURVEYOR'S BOOK
P.C.	POINT OF CURVATURE
P.E.	PERMANENT EASEMENT
P.I.	POINT OF INTERSECTION
P.R.	POINT OF REVERSE CURVATURE
P.T.	POINT OF TANGENCY
R.C.	RECORDED
R.P.	RADIUS POINT
S.C.	SUBJECT PROPERTY
S.W.	SUBJECT EASEMENT
S.W.E.	SUBJECT EASEMENT
U.E.	UTILITY EASEMENT



UTILITY EASEMENT DETAIL
SCALE 1"=30'

SYMBOLS LEGEND

■	RECOVERED CONCRETE MONUMENT (P.A.M./P.C.P. #3717)	CHANGE IN DIRECTION (NO ADJUNCT SET)
□	SET CONCRETE MONUMENT (P.A.M./P.C.P. #1778)	CENTERLINE
○	SET NAIL AND CAP (P.A.M./P.C.P. #3776)	SECTION CORNER
○	SET 1 1/2" IRON PIPE AND CAP (L.B.3776)	
Δ	DELTA	

NOTICE
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NOTICE
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Tinklepaugh
SURVEYING SERVICES, INC.

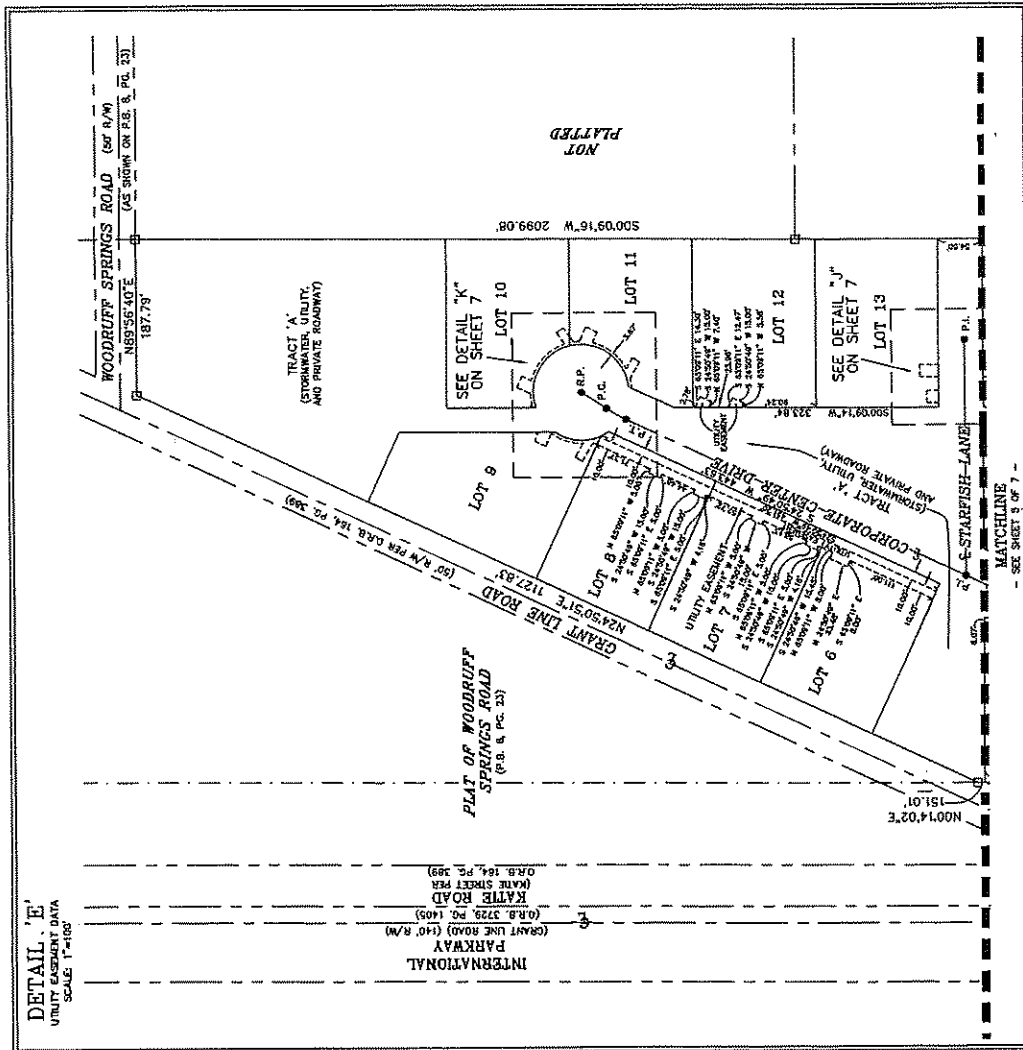
379 W. Michigan Street, Suite 200 • Orlando, Florida 32806
Tola No. (407) 422-0857 Fax No. (407) 422-8916
LICENSED BUSINESS No. 3778

SHEET 6 OF 7

A parcel of land lying in Section 29, Township 19 South, Range 30 East and Section 30, Township 19 South, Range 30 East
Seminole County, Florida.

PLAT
BOOK

PAGE



KEY MAP
FOR UTILITY
ASSESSMENT DATA
NOT TO SCALE

INTERNATIONAL
PARKWAY

1051-1052

ABBREVIATIONS LEGEND

Q300	REARING	Q300	RECORD
Q301	CERTIFIED	Q301	CORNER
Q302	Q302	Q302	RECORD
Q303	ORANGE	Q303	EASMENT
Q304	Q304	Q304	SYSTEM
Q305	Q305	Q305	SYSTEM
Q306	Q306	Q306	SYSTEM
Q307	Q307	Q307	SYSTEM
Q308	Q308	Q308	SYSTEM
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GRAPHIC SCALE



(IN TEST)

NOTICE

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ONCE UPON A TIME

STATION	RECOVERED CONCRETE MONUMENT (P.B.M. P.S. 45157)	CHANGE IN DIRECTION (NO MONUMENT SET)
1		
2		
3		
4		
5		
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3 CENTERLINE

SECTION CORNER

DELTA

Tinklepaugh

SURVEYING SERVICES, INC.

3379 W. Michigan Street, Suite 208 • Orlando, Florida 32806

Tale. No. (407)	422-0957	Fax No. (407)	422-8913
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